

SPENT \$13,013,000 ON N. J. FLATHOUSES

New High Record for Cost
Made Last Year by Build-
ers in the State.

THIRD BEST YEAR
AS REGARDS NUMBERS

Over 11 Per Cent of Population
Now Living in New Law
Structures.

New Jersey builders spent \$13,013,000 last year in erecting new law tenement houses, a sum \$500,000 greater than the previous highest amount ever invested in one year, in putting up flathouses under the new law. The former high record was that of 1907, when \$12,025,000 was expended. As regards the number of houses built, 1913 occupies the third position on the list, with a record of 1,240 buildings; 1907 holds the high record for houses, with 1,333, and 1912 is second, with 1,270.

From the enactment of the law on March 25, 1901, to the date of its last report, the Tenement House Commission of New Jersey had supervised the construction of 10,160 flathouses, with an estimated total cost of \$95,731,000. Those new law flathouses furnish accommodations for 62,000 families, or approximately 215,000 persons. Estimating the present population of the state to be 2,775,000, about 11 per cent of the residents of the state are living in these new law tenement houses.

The character of the construction of this large number of tenement houses, while not by any means ideal, is infinitely better than that of the old tenement houses, says the Tenement House Commission of New Jersey in its last report. "In the new law tenements, constructed under the supervision of the department, every room has a window opening directly to the outer air, either on the street or yard, or upon an inner court."

"In the old tenement houses, erected before the enactment of the law, by far the larger number of interior rooms were without direct light of any kind. The only attempt in the old style tenement houses to light the interior rooms was by means of a 'V' shape shaft, containing an average of ten square feet. As a rule, this small shaft was covered at the top, sometimes with a skylight, but almost without exception without any means of ventilation. In the new law tenement houses every inner court and every vent shaft is connected at the bottom with an air duct leading to the street or yard and is open at the top, thus insuring a circulation of air through the shaft."

"Within the last year a number of departures from the ordinary class of tenement house construction was noted, the tendency being to larger buildings. The department has now under supervision the construction of a number of houses of this class, one in particular being a five story brick structure, arranged for fifteen families on a floor, or seventy-five families in all, the total cost being \$250,000. This building is equipped with all modern appliances, including elevator service, and is expected to rent for an average of \$10 a month. Another building under construction at this date is also five stories in height, arranged for twelve families on a floor, or sixty families in all, to cost about \$200,000. This building also is equipped with modern appliances, including elevator service. Several other buildings of this character are under construction in the different parts of the state. The tendency toward this character of building is of recent growth and is becoming popular with operators, as is evidenced from the numerous tentative plans and inquiries submitted at the department during the last few months."

"The three story frame tenement houses still retains its popularity with builders and owners. The records show that 999 such buildings, or 62.9 per cent of all the tenement houses erected in the year of the last report, were of this class. These buildings are arranged for one or two families on a floor, not more than six families in any building, the law limiting the occupancy of a frame tenement house to six families. As a rule, the apartments in the three story frame buildings consist of five rooms and bath, in many instances equipped with heating plants. The buildings are usually constructed on a lot 25 by 100 feet, one side of the house being on the lot line, with a street to yard court or passage three feet wide at the other side. The side of the house on the lot line is brick filled—that is, the space between the studs is filled with brick laid in cement mortar. The interior rooms on that side of the building, if any, are lighted from an inner court 4 by 10 feet, while the rooms on the other side of the building obtain their light from the three-foot street to courtyard. These buildings average six feet in depth, leaving ample yard space at the rear, and by means of the inner court on the lot line and the street-to-yard court on the opposite side all rooms are provided with direct light and air. The apartments in this character of building usually rent from \$3 to \$4 a room a month."

"Next in favor with the builders and owners is the three story brick building, of which 27 buildings, or 17.3 per cent of the total, were erected in the year. The layout of these rooms is usually similar to that of the three story frame building, except that provision is made in the law for housing more than six families if the owner so desires."

"The four story brick building, arranged for one or two families or occasionally for three families on a floor, is next in popularity. In the year 1913 such buildings were erected, representing 18.58 per cent of the total."

"There were 50 two story frame tenement houses, 37 two story brick tenement houses and 28 five story brick tenements erected last year."

The department approved last year 276 plans for alterations affecting 322 buildings. The cost of the alterations were \$105,000. In every instance the alterations represented a decided improvement in the building, such as the enlargement of rooms, widening of halls or similar changes, with the purpose of making the apartments more habitable."

An increase of 25 per cent over the best record for the removal of old building violations in any year since the department's existence was accomplished during the last twelve months. The previous record, established in the fiscal year ended October 31, 1912, was 23,469 old building violations removed."

The efforts of the old building branch of the work during the last year brought about the removal of 37,000 old building violations, or 7,561 more than in the previous year."



NEW LAW TENEMENT HOUSES ERECTED LAST YEAR IN NEWARK.

Each house is arranged for three families, six rooms and bath in each apartment. First floor rents for \$15 and the second and third floors for \$16 a month each.

been augmented from time to time by the transfer of men from the other branches of the work and partly to the better understanding of the law and the requirements of the department by the owners of tenement houses. During the nine and one-half years of the department's existence the work of removing old building violations has kept pace with the increase in the inspecting force and with the improved facilities for handling the work.

The commission comprises John A. Campbell, president; James M. Stewart, vice-president; Clinton Mackenzie, Miles W. Reemer and John J. Berry. Charles J. Allen is secretary.

BUILT FOR USERS OF HEAVY MACHINERY

Hallenbeck-Hungerford Structure
in New Civic Centre Rent-
ing Rapidly.

The Hallenbeck-Hungerford Building being built in Lafayette st., from Franklin to White st., will cost \$2,000,000. It covers a plot of 20,000 square feet. William E. Austin is the architect, and the Fuller Construction Company the builder of the structure. It will be particularly adapted for tenants using heavy machinery, where extra strength is necessary. The property is right in the heart of the new civic centre.

BUILDING CHANGES AT SUFFERN, N. Y.

Continued from page 1

The Suffern National Bank is one of the leading institutions of its kind in the suburban section, and the Suffern Savings and Loan Association has an enviable record.

"Innumerable opportunities are offered in the town for enjoying outdoor sports both in the summer and winter seasons. In the heart of the village is the beautiful Lake Antrim, which is a favorite place for fishermen and those who like boating. In the winter skating is a popular pastime on the lake. The town has a prosperous country club."

"There are a number of flourishing churches in Suffern and many vigorous fraternal organizations."

"Many well known persons have their country homes in this section. Among them are T. P. Ryan, Dr. F. Hollister, Henry von L. Meyer, George W. Morgan, Judge William A. Day, Mrs. W. B. Putney, Dr. Benjamin Ayers, Col. Asa Bird Gardner, H. P. McKenny and Emerson McMillin. Suffern, however, is not a place which appeals or caters only to the man of large means. It is a town which is just as attractive to the wage earner as it is to the well-to-do. The flat dweller of the city can live much cheaper here than he can in the thickly congested districts of New York or in other nearby cities, and, besides, he can enjoy life where the fields are green and where his children have a delightful playground right at their door."

RULING ON INCOME TAX Interest on Mortgage Indebted- ness Can Be Deducted.

The Allied Real Estate Interests announced yesterday through Allan Robinson, its president, a decision of the Commissioner of Internal Revenue to the effect that real estate corporations have the legal right to deduct all interest on their mortgage indebtedness. This ruling coincides with an interpretation of the law as recently announced by Edward F. Clark.

Brooklyn Transactions.
L. Salberg sold for S. Levy to Mrs. Perlo for investment the two two story brick buildings, on lots 29x100 feet each, at 5508 and 5510 15th av.

Henry Pierson & Co. have leased for a period of years the three story dwelling at 863 Carroll st., adjoining the home of the late Timothy Woodruff, for Mrs. Thole.

The Bulkley & Horton Co. have sold the two-story and basement brick and stone private house at 253 Penn st., 203 100, for Clarence J. Wycoff to Samuel Goldinger.

S. Ozgood Pell & Co. have sold to E. R. Sandford for L. V. Kilmer, two lots at the northwest corner of Colonial Road and 84th st., Bay Ridge.

Plots at New Dorp Sold.

Latham Improvement Corporation sold plots at its new development, Sea Side Park, New Dorp, to A. J. Schiess, New Dorp, State Island, to A. J. Schiess, on Cedar Grove av., to Theodore and Jacob Sauer on Maple st., and to Godfrey Krepela on Maple st. Bungalows are being erected on each of these plots.

NEW SUBWAY WILL INFLUENCE VALUES

Large Increases in Realty
Prices Predicted Along
the Sea Beach Route.

Historians have given just credit to the pioneering deeds of our forefathers. The whole of the United States has, in fact, reached its present state of wonderful development only through the tire-

less Manhattan Bridge, then up Fourth av., in Brooklyn, thence down to 6th st., through the latter street by way of an open cut through the heart of Mapleton Park (with three stations on the property), and on down to Coney Island, five minutes away. This will be the first transit line in New York to give Coney Island a five-cent fare direct from the center of Manhattan, and while, of course, the New York Municipal Railways Corporation (which is the Brooklyn Rapid Transit Company's subsidiary) is not building this road for the benefit of real estate interests along the line, all property adjacent to the route will, as a matter of course, enhance in value by leaps and bounds. Well known appraisers who have had occasion to work in this section of late confidently predict an increase that will approximate, if not



THE HALLENBECK-HUNGERFORD BUILDING.
It is being erected in Lafayette st. from Franklin to White st.

less persistency of our sturdy ancestors, principally during the early part of the eighteenth century, when some of our largest cities were founded.

In those days the ambitious builders of villages, towns and cities had to contend with hardships and dangers which, fortunately for us, have long since been eliminated.

Yet there are builders to-day who by their initiative and courage are extending the area of the city's residential territories to a degree never even dreamed of by the pioneers and builders of earlier times. Now, although our twentieth century builders are unhampered by the physical obstacles of wilderness conditions and Indian warfare, the financial risk involved in a large building operation is to-day so great, due principally to the greatly increased cost of building material, that the builder nowadays is entitled to fully as much praise as those of whom history makes so much.

For instance, consider the evolution of all that vast territory contiguous to the Sea Beach line of the Brooklyn Rapid Transit. This territory comprises approximately 1,600 acres of land, which within the last ten years has been transformed from farm land to a thriving suburban community of some five thousand families. To whom is the credit due for this prosperous growth? To the builders and developers, whose confidence in the future expansion of our city has led them to invest their time and their capital in upbuilding section after section.

Take Mapleton Park, for example. This is a great development along the Sea Beach line, consisting of about seventy-five acres on which the Alco Building Company has erected some 600 private one-family houses. These were practically all vacant four years ago, yet to-day there is not a single completed house unoccupied in Mapleton Park. Prices have increased from \$5,000 to \$8,000 on some streets and on 6th st., between Twenty-first and Twenty-second aves., the only remaining house is being held at \$8,000, although the other forty-nine houses that comprise this block sold two years ago at \$5,500 each.

The immediate cause of this remarkable enhancement (which has taken place during the current year) is the building of the four-track Sea Beach subway, which through its connection with the Broadway subway in Manhattan, will bring Mapleton Park within eighteen minutes of Park Row. This subway is promised to operate early next April, coming across

the Manhattan Bridge, then up Fourth av., in Brooklyn, thence down to 6th st., through the latter street by way of an open cut through the heart of Mapleton Park (with three stations on the property), and on down to Coney Island, five minutes away.

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PLANS OF REALTY ADVISORY COUNCIL

To Establish a Voluntary
Counsel Board of
Experts.

C. H. KELSEY HEADS
FINANCE COMMITTEE

No Money Wanted of Associations
or Corporations—Against
Single Tax Theories.

The Advisory Council of Real Estate Interests held its monthly meeting at its office, 55 Liberty st., last week. It is the purpose of the council to foster existing organizations interested in real estate matters and to advise them on subjects pertaining thereto. It was concluded that the council should be thoroughly advised upon all legal and legislative questions, as well as all technical and practical matters affecting real estate that it might consider from time to time. Therefore, it was deemed expedient to establish a board of counsel, consisting of voluntary members who are authorities in their particular legal specialties, and also an advisory staff of experts, such as engineers, architects, constructors, real estate operators and others who are regarded as best equipped and best informed in their particular fields of activity.

The board of counsel, which will study all legislative matters, and additional sub-committees, consisting of lawyers selected for their authoritative knowledge upon the subject matter to be considered. Thus the council will be reinforced by the best legal, technical and scientific authorities in New York, which should place its decisions and determinations upon a basis well supported, both in theory and fact.

A finance committee has been appointed, consisting of Clarence H. Kelsey, Adolph Bloch and Cyrus C. Miller, chairman of the executive committee. Mr. Kelsey was selected treasurer of the council, and it was resolved "that no funds shall be requested or knowingly received from any corporation or joint stock association for any political purpose whatsoever, or for the reimbursement or indemnification of any person for moneys or properties so used."

The council approved the extension of the site of the new courthouse in an easterly direction if the subsoil of the new site is suitable for foundations of so large a building at moderate cost. The new plan also permits of a better street layout, and the council believes that "it would be prudent to make borings in the proposed site for the new courthouse and its neighborhood to determine the nature of the subsoil and its suitability for the foundations of so great a structure before committing the city to the purchase of the site or the erection of the building on it. Also, that if the circular street around the courthouse and the boulevard through Chinatown are to be made part of the plan, even though their physical opening be remote in point of time, the question of their cost and the local assessment, if any, should be taken up at the same time with the commitment for the courthouse itself, so that the approximate cost of the whole plan might be known in advance."

Regarding the conflict of orders and the duplication of inspection of buildings the council expressed its opinion, saying: "It is not for the best present interests of the city nor for its future development to permit these conditions to continue, for in the mean time tenants and owners will find it to their advantage to rent and purchase in other cities and states, where more liberal opportunities are presented to them."

Resolutions were adopted commending the efforts of President Marks in his endeavor to diminish the over-regulation of buildings and the multiplication of conflicting orders from city departments, and that "the council offers to assist the Mayor and the Board of Estimate and Apportionment to work along these lines."

The council also adopted a resolution in support of the work of the Citizens Union, with reference to its study of the problems that are likely to come before the convention, saying that "the preliminary study of problems to come before the Constitutional Convention by the Citizens Union and similar civic bodies merits the approval of this council, and that measures should be taken to the end that if the Constitutional Convention is held all matters affecting taxation and property that are likely to arise before the convention shall have been considered thoroughly."

Disapproval of halving the tax plan or the single tax plan was voiced by the council, Messrs. Marling and Miller not voting, as they are members of the Mayor's Taxation Committee.

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